



**VICINITY MAP (LOJIC) NTS**

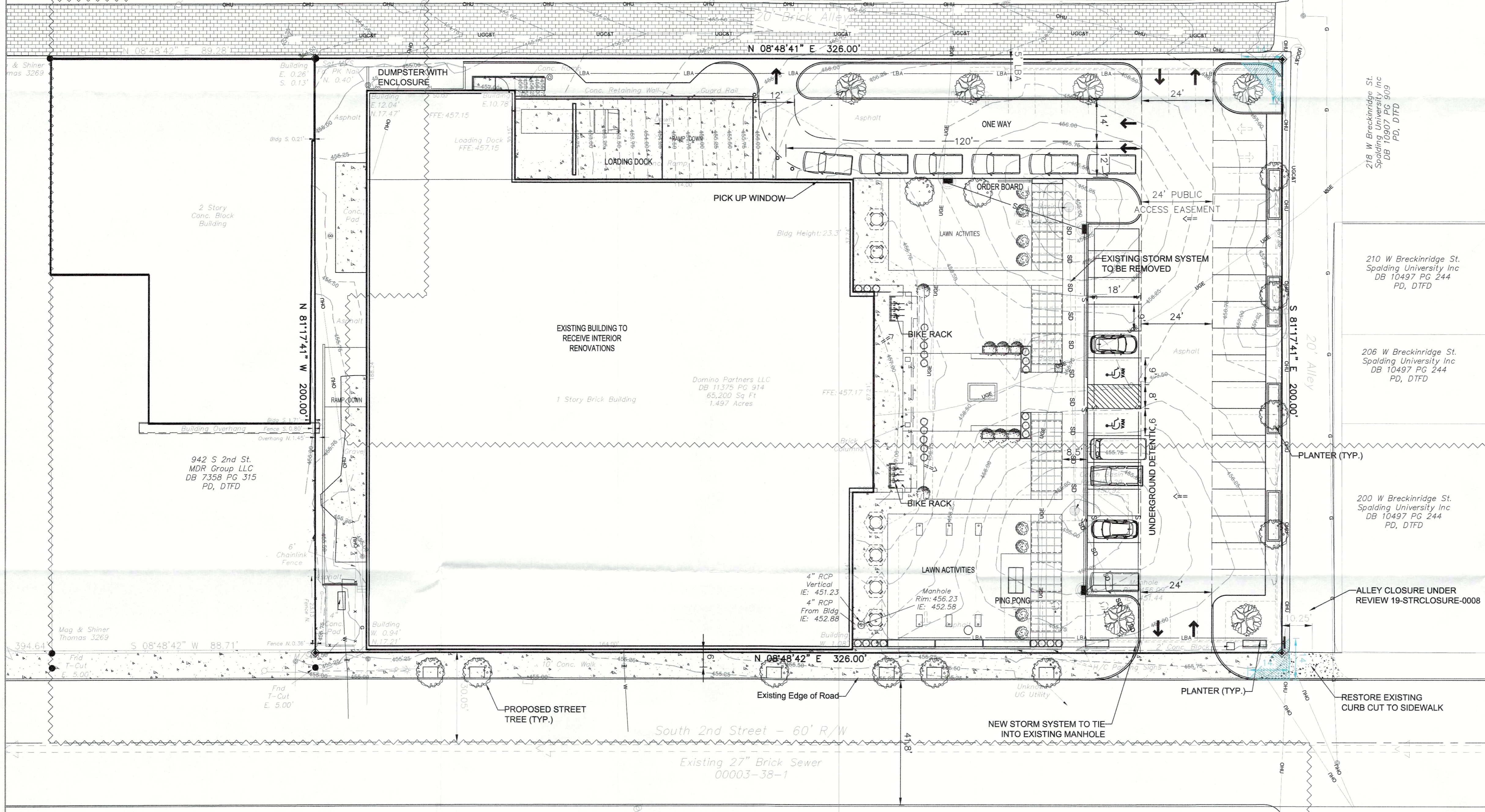
939 S 3rd St.  
 Domino Partners  
 DB 6079 PG 248  
 PD, DTFD

935 S 3rd St.  
 Domino Partners  
 DB 7329 PG 761  
 PD, DTFD

927 S 3rd St.  
 Domino Partners  
 DB 6079 PG 248  
 PD, DTFD

925 S 3rd St.  
 Domino Partners  
 DB 6079 PG 248  
 PD, DTFD

917 S 3rd St.  
 Spalding University Inc  
 DB 10907 PG 909  
 PD, DTFD



**SITE DATA**

**LAND USE**  
 SITE ADDRESS: 922 S. SECOND STREET 40203  
 TAX BLOCK & LOT: T.B. 030E; T.L. 0163  
 EXISTING ZONING DISTRICT: PD  
 EXISTING FORM DISTRICT: DOWNTOWN  
 EXISTING USE: VACANT (FORMERLY GROCERY)  
 PROPOSED USE: MICRO-BREWERY (5,000 SF MAX.), FOOD HALL  
 EXISTING PARCEL AREA: 1.497 ACRES  
 DEED BOOK & PAGE: 11375x914

**BUILDING DATA**  
 BUILDING HEIGHT: 26'-10"  
 BUILDING FOOTPRINT: 28,823 S.F.  
 GROSS FLOOR AREA: 28,823 S.F.  
 FLOOR TO AREA RATIO: 0.44

**PARKING CALCULATIONS**  
 NO PARKING REQUIRED IN DOWNTOWN FORM DISTRICT  
 PARKING PROVIDED: 32 SPACES  
 ACCESSIBLE PARKING PROVIDED: 2 SPACES  
 BIKE PARKING REQUIRED: 2 LONG TERM; INDOORS; 4 SHORT TERM

**TREE CANOPY CALCULATIONS**  
 SITE AREA: 65,200 S.F.  
 TREE CANOPY CATEGORY: CLASS A  
 EXISTING TREE COVERAGE: 0-40%  
 PRESERVED TREE CANOPY: 0% (0 S.F.)  
 NEW TREE CANOPY REQUIRED: 10% (6,520 S.F.)  
 TOTAL TREE CANOPY REQUIRED: 10% (6,520 S.F.)

**ILM/VUA CALCULATIONS**  
 VEHICULAR USE AREA: 15,650 S.F.  
 INTERIOR LANDSCAPE AREA (5%): 783 S.F.  
 ILA TREES (1/4000 S.F.) REQUIRED/PROVIDED: 4 TREES

**EPSC DATA (IN DISTURBED AREA)**  
 EXISTING IMPERVIOUS AREA: 31,423 S.F.  
 PROPOSED IMPERVIOUS AREA: 21,116 S.F.  
 DECREASE IN IMPERVIOUS: 32.8% (10,307 S.F.)  
 SENSITIVE FEATURES: NONE  
 SOIL TYPE: U<sub>c</sub>  
 HYDROLOGIC SOIL GROUP: ASSUMED C

**PRELIMINARY DETENTION CALCULATION**  
 SC5 TYPE 2 DISTRIBUTION  
 POST 100-YEAR RUNOFF: 6.25 CFS  
 PRE 10-YEAR RUNOFF: 4.9 CFS  
 DETENTION REQUIRED: 2,200 CF

**BUILDING SETBACKS**  
 EXTERIOR OF STRUCTURE IS NOT BEING MODIFIED THEREFOR COMPLIANCE WITH SETBACKS IS NOT REQUIRED.

**AGENCY NOTES**

- MSD**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
  - SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WWT.
  - ON SITE DETENTION TO BE PROVIDED, 100-YEAR POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO 10-YEAR PRE-DEVELOPED PEAK FLOWS.
  - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - KYTC APPROVAL REQUIRED.
  - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
  - UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

**APCD**

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

**HEALTH DEPARTMENT**

- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

**PDS**

- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
- ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.

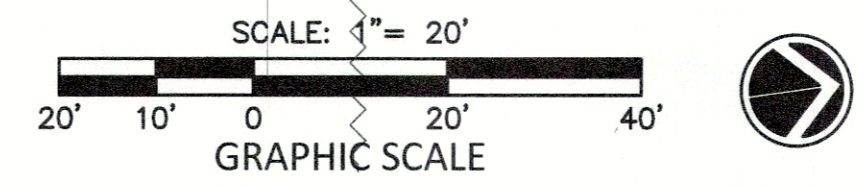
**MPW**

- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- KYTC APPROVAL REQUIRED.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS ARE SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

**LEGEND**

EXISTING	EXISTING TOPO	PROPOSED	S	STORM SEWER
---	LANDSCAPE BUFFER AREA	---	■	STORM STRUCTURE
---	UNDERGROUND ELECTRIC	---	<==	DRAINAGE ARROW
---	STORM DRAINAGE	---		
---	WATER	---		
---	OVERHEAD UTILITY	---		
---	GAS	---		
---	FENCE	---		
---	FORM DISTRICT	---		
---	SANITARY SEWER	---		

RECEIVED  
 OCT 16 2019  
 PLANNING &  
 DESIGN SERVICES



**Engineering Planning**

1048 E. Chestnut Street, Louisville, Kentucky 40204  
 Phone: 502-585-2722 • Fax: 502-585-0448 • Internet: www.nfk.com  
 Kentucky - Indiana - Georgia - Tennessee

**Noble Funk Microbrew**

Development Plan  
 922 S. 2nd Street  
 Louisville, Kentucky 40203

Domino Partners LLC  
 429 E. Market Street  
 Louisville, Kentucky 40202

REV#	DATE	DESCRIPTION
1	10/02/2019	Agency Revisions
2	09/22/2019	Agency Revisions
3	10/15/2019	Layout Revisions (alley, sidewalk, fire table)

Development Plan  
 Job No: 19314.000  
 Date: May 20, 2019  
 Scale: 1" = 20'  
 Drawn By: AWB  
 Checked By: AWB  
 Drawing Title: Noble Funk Microbrew Development Plan  
 Drawing No: 1 of 1